046.0	0003	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	856,200	/	856,200
USE VALUE:	856,200	/	856,200
ASSESSED:	856,200	/	856,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUTTON PAUL M
Owner 2:	
Owner 3:	
Street 1:	109 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SUTTON PAUL M & LESLIE C -
Owner 2:	-
Street 1:	109 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Aluminum Exterior and 2847 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	476,600		379,600	856,200
Total Card	0.103	476,600		379,600	856,200
Total Parcel	0.103	476,600		379,600	856,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.74 | /Parcel: 300.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32690
GIS Ref	
GIS Ref	
Insp Date	12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	476,600	0	4,500.	379,600	856,200		Year end	12/23/2021
2021	104	FV	454,200	0	4,500.	379,600	833,800		Year End Roll	12/10/2020
2020	104	FV	414,500	0	4,500.	379,600	794,100	794,100	Year End Roll	12/18/2019
2019	104	FV	337,900	0	4,500.	403,300	741,200	741,200	Year End Roll	1/3/2019
2018	104	FV	337,900	0	4,500.	294,200	632,100	632,100	Year End Roll	12/20/2017
2017	104	FV	316,600	0	4,500.	256,200	572,800	572,800	Year End Roll	1/3/2017
2016	104	FV	316,600	0	4,500.	218,300	534,900	534,900	Year End	1/4/2016
2015	104	FV	263,300	0	4,500.	213,500	476,800	476,800	Year End Roll	12/11/2014

!3907!

PRINT

Date	Time
12/29/21	23:46:27

LAST REV

Date	Time
06/23/20	10:11:19
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3907

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUTTON PAUL M &	47448-258		5/15/2006	Family	10	No	No		
SUTTON KATHLEEN	28161-509		2/9/1998		200,000	No	No		A

USER DEFINED

Prior Id # 1:	32690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2019	856	Heat App	10,000	C				
1/23/2019	94	Dormers	48,500	O				
2/23/2017	177	New Wind	18,250	C				
6/10/2015	654	Re-Roof	18,750		6/10/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2020		DGM	D Mann
12/4/2018	MEAS&NOTICE	HS	Hanne S
6/23/2015	Permit Insp	PC	PHIL C
5/5/2009	Measured	189	PATRIOT
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.05	1			Med. Tr	-10	Easemen	-5			379,619						379,600	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	379,619	Spl Credit		Total:	379,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01880920
Const Adj.:	0.99989998
Adj $ / SQ:	173.180
Other Features:	126249
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690738
Depreciation:	214129
Depreciated Total:	476609

COMMENTS

SHED=N.V..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

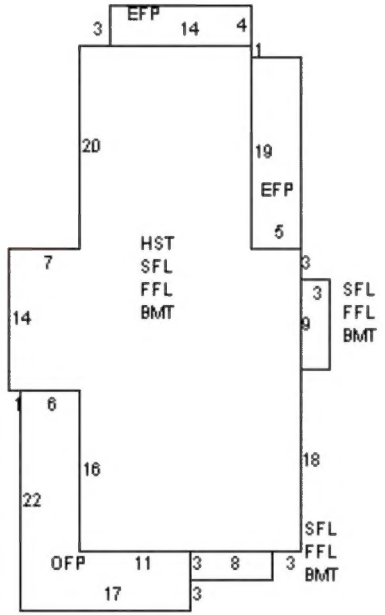
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.18
Special Features:	0	Val/Su Net:	109.69
Final Total:	476600	Val/Su SzAd	167.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,149	51.950	59,695
FFL	First Floor	1,149	173.180	198,984
SFL	Second Floor	1,149	173.180	198,984
HST	Half Story	549	173.180	95,076
OFP	Open Porch	198	24.830	4,917
EFP	Enclos Porch	151	45.250	6,833

Net Sketched Area:	4,345			Total:	564,489
Size Ad	2847	Gross Area	4894	FinArea	2847

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0003-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	4X6	A	PR	1960	0.00	T	65.3	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc